

067.A

0003

0008.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,025,000 / 1,025,000

ASSESSED:

1,025,000 / 1,025,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		ROCKMONT RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KUNG CHI-YUN C & EMILY	
Owner 2:	
Owner 3:	

Street 1: 39 ROCKMONT ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

## PREVIOUS OWNER

Owner 1: CARNEY JOHN A -	
Owner 2: -	

Street 1: 98 RICHFIELD RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	

## NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Clapboard Exterior and 2626 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6252	Sq. Ft.	Site			0	70.	0.97	12									425,294						425,300	

## IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										6252.000		599,700				425,300		1,025,000							

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 6	- Colonial			Full Bath: 3	Rating: Very Good			PDAS / NO ATTIC OR HST.														
Sty Ht: 2	- 2 Story			A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 1	- Concrete			A 3QBth:	Rating:																	
Frame: 1	- Wood			1/2 Bath:	Rating:																	
Prime Wall: 2	- Clapboard			A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1														
Color: BLUE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Fpl: 1	Rating: Good																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																	
Grade: B- - Good (-)				<b>CONDOS INFORMATION</b>																		
Year Blt: 1946	Eff Yr Blt:			Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct: G17	Fact:	.		Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %							Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wal	1	- Drywall		Functional:		%						Interior:		1	8	4						
Sec Int Wall:		%		Economic:		%						Additions:										
Partition: T	- Typical			Special:		%						Kitchen:										
Prim Floors: 3	- Hardwood			Override:		%						Baths:										
Sec Floors:		%		Total:	4.6 %							Plumbing:										
Bsmnt Flr: 12	- Concrete											Electric:										
Subfloor:												Heating:										
Bsmnt Gar:												General:										
Electric: 3	- Typical																					
Insulation: 2	- Typical																					
Int vs Ext: S																						
Heat Fuel: 2	- Gas																					
Heat Type: 1	- Forced H/Air																					
# Heat Sys: 1																						
% Heated: 100		% AC: 100																				
Solar HW: NO		Central Vac: NO																				
% Com Wal		% Sprinkled																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 067.A-0003-0008.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N					Total Yard Items:				Total Special Features:						Total:							